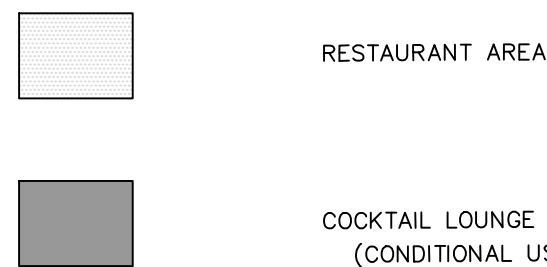


# LEGEND

- <sup>CH</sup> 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- <sup>MC</sup> 1/2" REBAR WITH "McANGUS" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>MA</sup> 1/2" REBAR WITH "MACIAS" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- 1" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- ▲ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ CALCULATED POINT
- ⊙ CONTROL POINT LOCATION
- Ⓜ WATER METER
- ⊘ UTILITY POLE
- ← GUY WIRE
- OU— OVERHEAD UTILITIES
- Ⓛ ELECTRIC UTILITY
- Ⓢ ELECTRIC MANHOLE
- <sup>EB</sup> ELECTRIC PULL BOX
- ⚡ LIGHT POLE
- Ⓢ GAS UTILITY
- Ⓢ GAS VALVE
- Ⓢ CLEANOUT
- ♿ HANDICAP PARKING SPACE
- SIGN
- BOLLARD
- //— EDGE OF ASPHALT PAVEMENT
- X— WIRE FENCE
- o— CHAIN LINK FENCE
- ///— WROUGHT IRON FENCE
- //— WOOD FENCE

R.O.W. RIGHT—OF—WAY

( ) RECORD INFORMATION



<b>SITE AREA</b>		19,318 S.F.	
<b>USE</b>		<b>TOD ZONING</b>	
<b>EXISTING USE</b>			
RESTAURANT (FIRST LEVEL)		3,035 S.F.	
RESTAURANT (PATIO)		961 S.F.	
APARTMENT (SECOND LEVEL - SINGLE UNIT)		1,291 S.F.	
		<u>5,287 S.F.</u>	
<b>PROPOSED USE</b>			
RESTAURANT		1,497 S.F.	
COCKTAIL LOUNGE EXTENDED HOURS (COND. USE)		2,499 S.F.	
APARTMENT		1,291 S.F.	
		<u>5,287 S.F.</u>	
<b>IMPERVIOUS COVER SUMMARY</b>			
BUILDING		3,035 S.F.	
PARKING, DRIVES & WALKS		<u>12,743 S.F.</u>	
		15,778 S.F.	81.7%
<b>BUILDING SUMMARY</b>			
GROSS FLOOR AREA		4,326 S.F.	22.4%
COVERAGE		4,561 S.F.	23.6%
F.A.R.		0.22 :1	
HEIGHT		25 FT.	
STORIES		2	
<b>PARKING SUMMARY</b>			
<b>REQUIRED</b>			
RESTAURANT	1/100	15 SPACES	
COCKTAIL LOUNGE (< 2,500 SF)	1/100	25 SPACES	
APARTMENT (1 BEDROOM)	1.5	2 SPACES	
TOTAL		42 SPACES	TOTAL
TOTAL W/ REDUCTION	40%	25 SPACES	TOTAL
<b>PROVIDED</b>			
STANDARD SPACES		31 SPACES	
COMPACT SPACES		- SPACES =	0.0%
HANDICAP SPACES		2 SPACES	
		<u>33 SPACES</u>	TOTAL
<b>BICYCLE SPACES - TYPE III</b>			
REQUIRED @ 5% =			2 SPACES
PROVIDED			5 SPACES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE PLANNING AND DEVELOPMENT REVIEW DEPT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE SIGN AND LAND DEVELOPMENT CODE (CHAPTER 25-10).
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.

# SITE PLAN APPROVAL

FILE NUMBER: <u>SPC-2016-0160A</u>		APPLICATION DATE: <u>MARCH 28, 2016</u>	
APPROVED BY PLANNING COMMISSION ON _____		UNDER SECTION <u>142</u>	
OF CHAPTER <u>25-5</u> OF THE CITY OF AUSTIN CODE.			
EXPIRATION DATE (25-5-1, LDC) _____		CASE MANAGER	<u>ROSEMARY AVILA</u>
PROJECT EXPIRATION DATE (ORD. #670000-A) _____		DWFPZ	<u>DDZ</u>

Director, Planning and Development Report Department

RELEASED FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: TOD-NP

Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLAN CHANGES THAT DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT OBTAINED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.